

172.0

0006

0017.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
576,000 / 576,000
576,000 / 576,000
576,000 / 576,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CALDERON JORGE A &	
Owner 2: HIDALGO YARICE A	
Owner 3:	

Street 1: 93 WOLLASTON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HANNON MARY ELLEN -

Owner 2: -

Street 1: 93 WOLLASTON AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .077 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1937, having primarily Wood Shingle Exterior and 1107 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

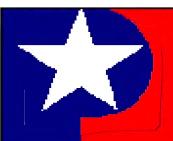
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3373	Sq. Ft.	Site			0	70.	1.55	6									364,832						364,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3373.000	209,800	1,400	364,800	576,000		114307
							GIS Ref
							GIS Ref
							Insp Date
							08/25/18



Patriot

Properties Inc.

USER DEFINED

Prior Id # 1:	114307
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	209,800	1400	3,373.	364,800	576,000		Year end	12/23/2021
2021	101	FV	203,600	1400	3,373.	364,800	569,800		Year End Roll	12/10/2020
2020	101	FV	203,500	1400	3,373.	364,800	569,700	569,700	Year End Roll	12/18/2019
2019	101	FV	184,200	1400	3,373.	359,600	545,200	545,200	Year End Roll	1/3/2019
2018	101	FV	183,700	0	3,373.	276,200	459,900	459,900	Year End Roll	12/20/2017
2017	101	FV	183,700	0	3,373.	260,600	444,300	444,300	Year End Roll	1/3/2017
2016	101	FV	183,700	0	3,373.	239,700	423,400	423,400	Year End	1/4/2016
2015	101	FV	173,200	0	3,373.	224,100	397,300	397,300	Year End Roll	12/11/2014

Parcel ID 172.0-0006-0017.B

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANNON MARY ELL	68206-582		10/14/2016		483,000	No	No		
HANNON BEATRICE	48602-386		12/4/2006	Family		1	No	No	
	6319-527		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2019	732	Add Bath	5,500	C				
3/17/2017	282	Insulate	3,605	C				
11/23/2016	1456	Inter Fi	6,000	O				cnvrt Gar to living
10/14/2016	1240	Redo Kit	1,500	O				KITCH CABS

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
4/6/2009	Meas/Inspect	189	PATRIOT
2/15/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT
7/22/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA _____

